

# **\$899,900 - 86 52368 Range Road 223, Rural Strathcona County**

MLS® #E4434097

**\$899,900**

4 Bedroom, 3.50 Bathroom, 2,818 sqft

Rural on 3.01 Acres

Rolling Forest Estates, Rural Strathcona County, AB

2818 sq ft 2 story, triple attached garage plus 24 '28' shop garage, on 3plus acres, 4 miles east of Sherwood Park. Open concept floor plan with many renovations and upgrades. 4 bedrooms on upper level, large master bedroom with renovated 4 pc. Ensuite and large tile shower, double sinks and heated tile floor. 2nd. upper floor 4 pc. bathroom recently renovated. Main floor open concept floor plan, kitchen nook, kitchen overlooking large family room with gas fireplace, with panoramic view of treed back yard, covered patio, open patio and fire pit. main entrance with vaulted ceiling and staircase to upper level. large back entrance from outside or from tripple heated garage into mudroom laundry with sink and tons of storage, and 2pc bath off mudroom. Basement finished with extra large family rec. room with pool table, 5th bedroom 3pc bathroom, large storage room with work bench and sink. 6th bedroom or exercise room with storage room with deep freeze and pantry. 2 driveways one to house, 2nd to shop.

Built in 1990

## **Essential Information**

MLS® #

E4434097



|                |                        |
|----------------|------------------------|
| Price          | \$899,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,818                  |
| Acres          | 3.01                   |
| Year Built     | 1990                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 86 52368 Range Road 223 |
| Area        | Rural Strathcona County |
| Subdivision | Rolling Forest Estates  |
| City        | Rural Strathcona County |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T8C 1B4                 |

### Amenities

|          |   |
|----------|---|
| Features | Closet Organizers, Detectors Smoke, Exercise Room, Fire Pit, Hot Water Natural Gas, Insulation-Upgraded, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Patio, Skylight, Vaulted Ceiling, Vinyl Windows, Wall Unit-Built-In, Workshop, See Remarks, Natural Gas BBQ Hookup |
|----------|---|

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Heating           | Forced Air-1, In Floor Heat System, Electric, Natural Gas |
| Fireplace         | Yes   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished                                  |

### Exterior

|          |      |
|----------|------|
| Exterior | Wood |
|----------|------|

|                   |  |
|-------------------|--|
| Exterior Features | No Through Road, Partially Landscaped, Private Setting, Rolling Land, Treed Lot, See Remarks, Partially Fenced |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 2             |
| Zoning         | Zone 80       |

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Listing information last updated on May 3rd, 2025 at 7:32pm MDT